





**A delightful family home offering GENEROUS LIVING SPACE and located within New Greens, a POPULAR RESIDENTIAL LOCATION ideally positioned for highly regarded junior and secondary schooling including STAGs.**

**Guide Price: £650,000**

This spacious family home offers 1,137 square feet of living space and ample potential to extend, having had approval for a double storey rear extension which has recently expired. The ground floor accommodation offers a spacious entrance hall with recently fitted cloakroom and ample storage. There is a generous living room with double door opening onto the rear garden and a fabulous modern fitted kitchen/diner, open plan onto a conservatory which also lends access to the rear garden.

The first floor accommodates three good size bedrooms and a re-fitted family shower room. There is ample parking to the front for several vehicles and a generous rear garden which enjoys a southerly aspect.

EPC Rating: C 71  
Council Tax Band: D











#### PLEASE NOTE

These particulars do not constitute an offer or contract in whole or in part. Please note that these details have been prepared for prospective purchasers as a general guide. We have endeavoured to be accurate in their preparation, but any intending purchaser should not rely on them as statements or representations of fact. In respect of the floor plans, these are for illustrative purposes only and room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore may include cupboards/shelves, etc. No responsibility is taken for any error. Accordingly they should not be relied upon for carpets and furnishings. The services, systems and appliances at the property have not been tested and no guarantee as to their operability or efficiency can be given.